

AGENDA
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
SPECIAL MEETING
THURSDAY, DECEMBER 18, 2014
7:00 P.M.
Committee Room, Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES:

Approval of the November 20, 2014 special meeting minutes.

3. REQUEST 14-HDC-21 FROM KEVIN AND BETH MURRAY 611 WEST EIGHT STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans for demolition of an existing front porch and the construction of new front/side entry porch with a balcony located at the property commonly known as **615 West Eight Street**, Traverse City, Michigan (Central Neighborhood Historic District).

4. REQUEST 14-HDC-22 FROM CHRIS FIFAREK, 13046 CENTER ROAD, TRAVERSE CITY MICHIGAN for:

Approval of plans for the demolition of the rear porting of the home, construction of a rear addition with a deck and a new front porch located at the property commonly known as **319 West Eight Street**, Traverse City, Michigan. (Central Neighborhood Historic District)

5. REQUEST 14-HDC-05 FROM THOM DARGA, 101 NORTH PARK STREET, SUITE 318, TRAVERSE CITY, MICHIGAN for:

Approval of plans for the construction of a canopy located at the property commonly known as **106 East Front Street** (City Opera House), Traverse City, Michigan. (Downtown Historic District)

6. OTHER BUSSINESS

7. ADJOURNMENT

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan, 49684, 922-4440, T.D.D., 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

MINUTES
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
SPECIAL MEETING
THURSDAY, NOVEMBER 20, 2014
7:00 P.M.
Committee Room, Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464

PRESENT: Commissioners Andres, Zacks, Crane Mansuy, Vice-Chairperson
Tobin and Chairperson Callahan.
ABSENT: None.
STAFF PRESENT: David Weston

1. CALL MEETING TO ORDER

The meeting was called to order at 7:00 p.m.

2. APPROVAL OF MINUTES:

Approval of the September 25, 2014 regular meeting minutes.

Motion by Commissioner Zacks, seconded by Commissioner Crane to approve the September 25, 2014 regular meeting minutes as corrected. Upon vote the motion carried 6-0.

3. REQUEST 14-HDC-05 FROM THOM DARGA, 101 NORTH PARK STREET, SUITE 318, TRAVERSE CITY, MICHIGAN for:

Approval of plans for the construction of a marquee/canopy located at the property commonly known as **106 East Front Street** (City Opera House), Traverse City, Michigan. (Downtown Historic District)

Thom Darga presented several concepts to the Commission.

Rob Bacigalupi, Executive Director of the Downtown Development presented to the Commission.

Marilyn Flaherty, 2210 Birchwood Court, Traverse City, Michigan spoke against the proposed marquee/canopy.

Motion by Commissioner Crane seconded by Commissioner Andres to approve the plans dated March 27, 2014 for the construction of marquee/canopy located at the property commonly known as 106 East Front Street, Traverse

City Michigan. Upon vote the motion failed 4-1 with Commissioner Callahan, Tobin, Mansuy and Andres voting in opposition. Commissioner Zacks abstained from the vote.

The Commission discussed other concepts that the applicant provided at the meeting.

Motion by Commissioner Crane, seconded by Andres to approve the study of Option "A" with final design and materials to be approved at a future meeting. Upon vote the motion carried 5-0. Commissioner Zacks abstained from the vote.

The Commission discussed forming a study group to work with the applicant on the final design of Option "A".

Motion by Commissioner Crane, seconded by Commissioner Tobin to appoint Commissioners, Mansuy, Tobin and Andres to the study group for a marquee/canopy located at the property commonly known as 106 East Front Street. Upon vote the motion carried 5-0. Commissioner Zacks abstained from the vote.

4. OTHER BUSSINESS

None.

5. ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Respectfully submitted

David M. Weston, Secretary

Date_____



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: 2.11.2014

Property Address: 615 W. 25th

Local Historic District: CENTRAL NEIGHBORHOOD

Existing Zoning Classification: R.1.B.

Architectural / Design Firm: SARA BURCEDES ARCHITECTS

Address: 921 W. 11th ST. SE. TC, MI 49684

Description of Plans: DEMOLITION OF EXIST'G PORCH & CONSTRUCT NEW FRONT/SIDE ENTRY PORCH W/BALCONY SEE ATTACHED MATERIALS - ASPHALT SHINGLES, HORIZONTAL SIDING / SHINGLE SIDING, ROUND COLUMNS, LOW DECORATIVE BALUSTERS

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

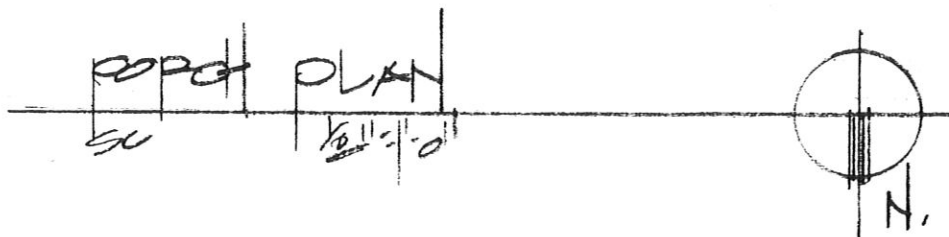
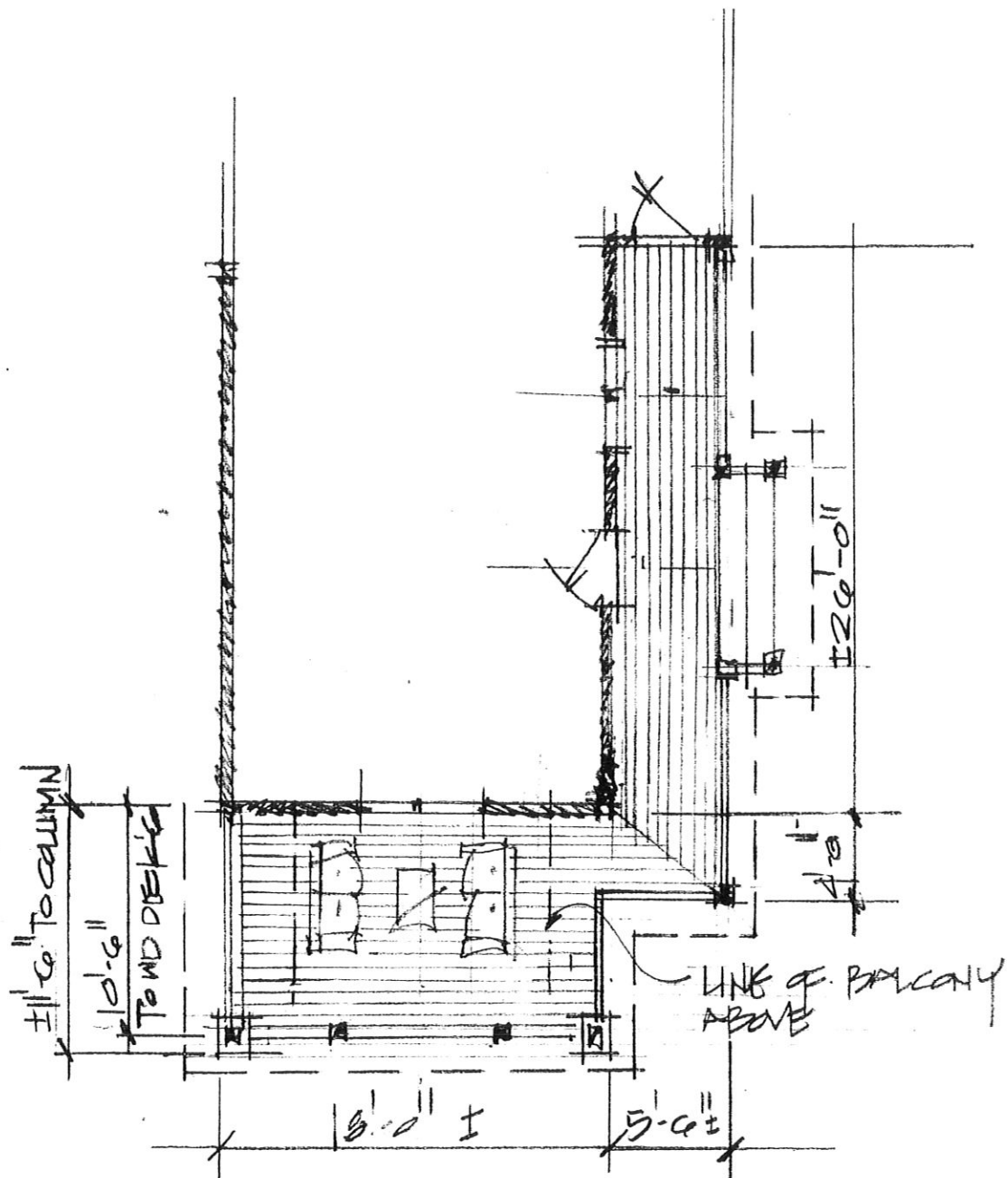
Owner Name: KEVIN/BETH MURRAY Phone: 231.642.4833 Fax: _____

Address: 611 W. EIGHTH ST TC, MI 49684

Signature of Owner: _____

Signature of Applicant (if different): [Signature]

Relationship of Applicant to Owner: Architect / Agent

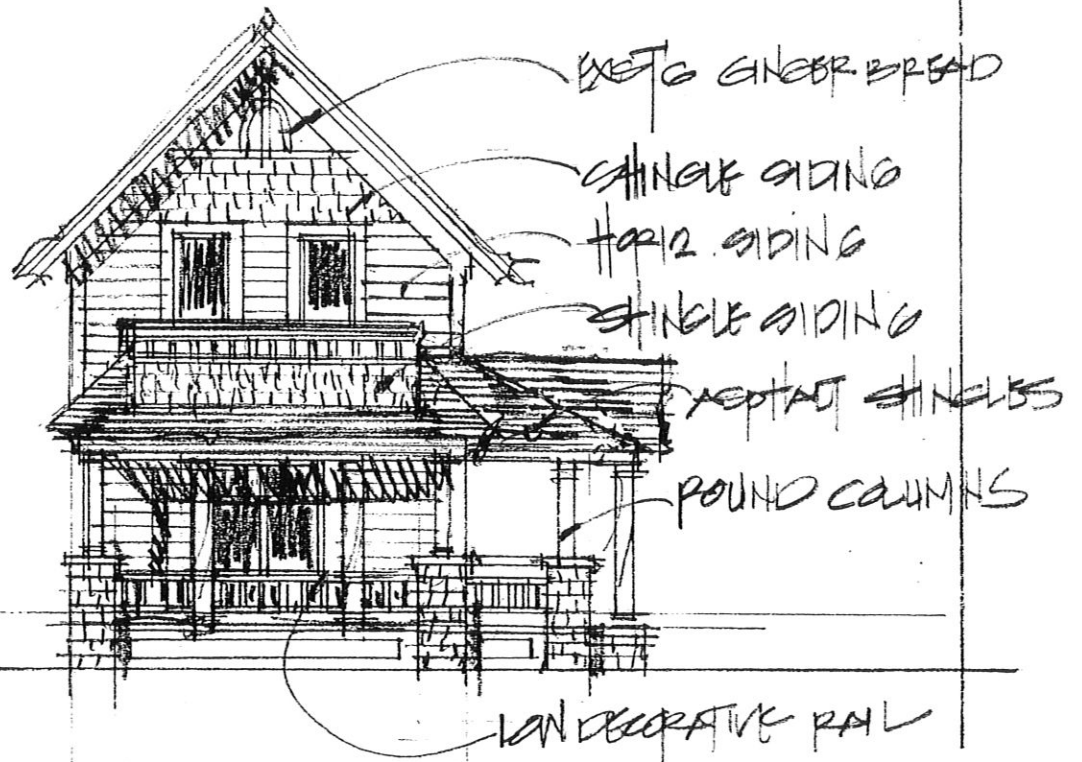


MURRAY POPOT PLAN ... 65 W. 25th ST. N.Y.C.

C. B. BUREAU, ARCHT.

2.20.4, 2.20.4

3.20.4



NORTH ELEVATION

MURRAY FRONT PORCH - CDS 2ND SPEC.

S. BOURGEOIS, ARCHITECT.

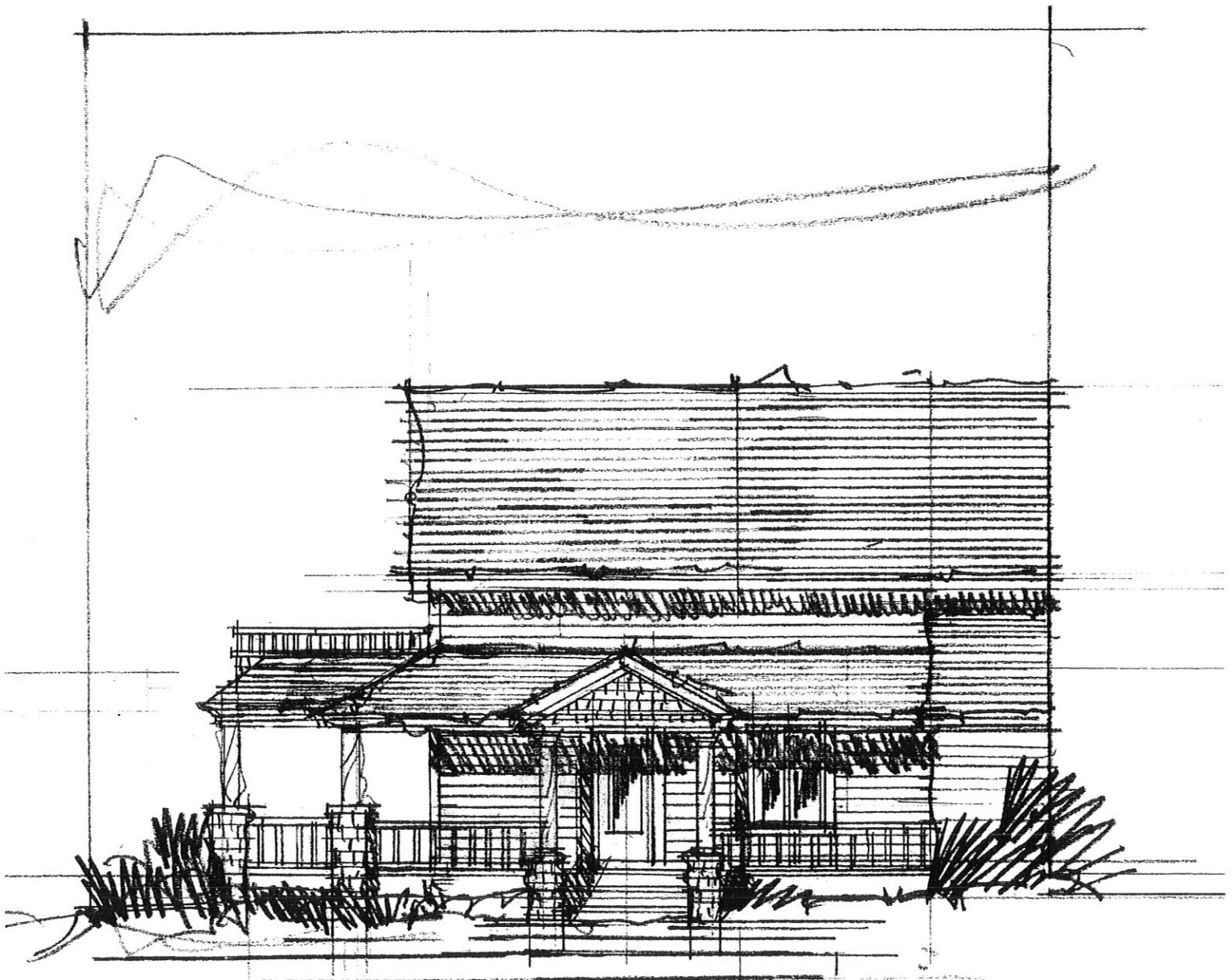
0.21.2014.

1/8" = 1'-0"

1.12.2014.

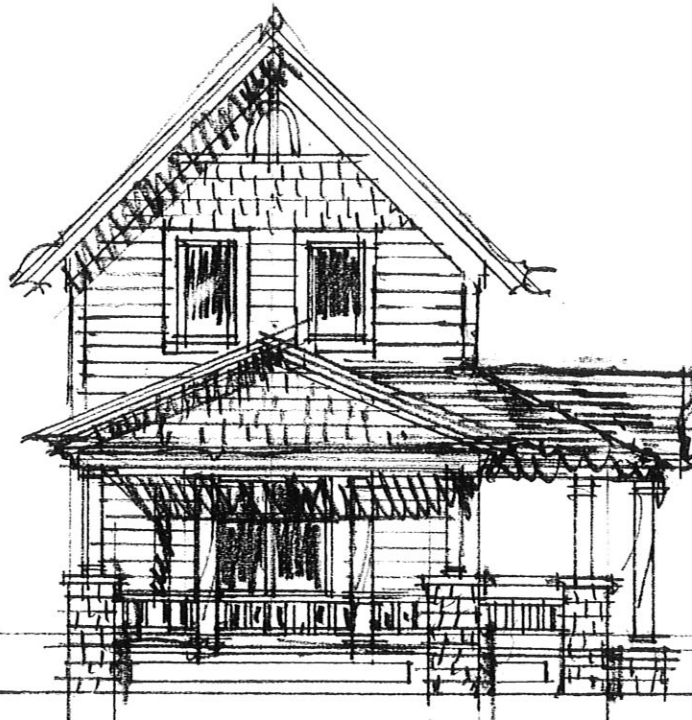
1.13.2014.

12.11.2014



WEST ELEVATION

MURRAY FRONT PORCH - C&W. BATHES
G. BOURGEOIS, ARCHITECT, || 2.2014, || 3.2014, 2.11.2014



NORTH ELEVATION "OUT" W/OUT PORCH

MURRAY FRONT PORCH - C/S 2ND FLOOR

S. BURKHEAD, ARCHT. & C.

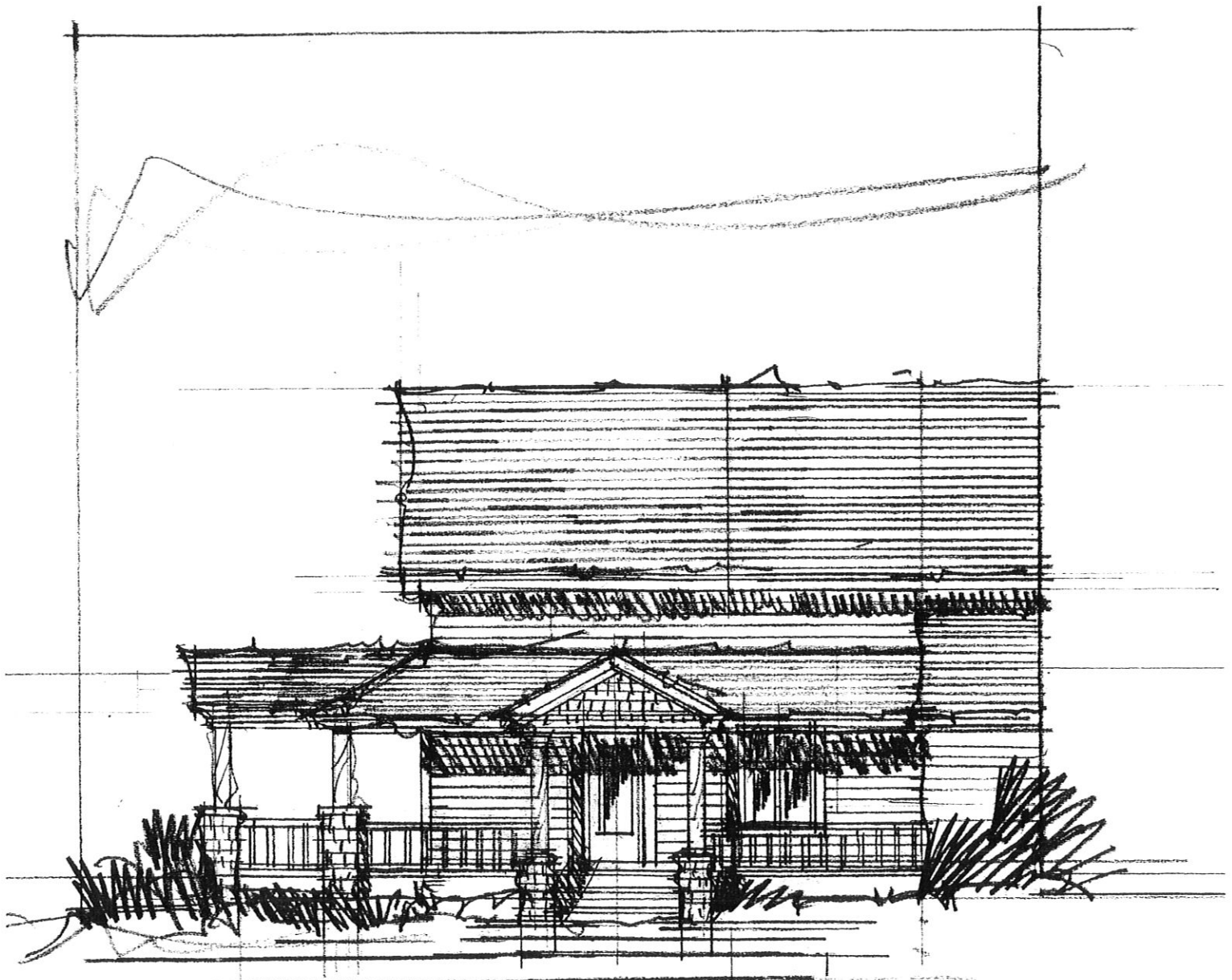
0.2.2014

1/2" = 1'

1.2.2014

2.3.2014

12.11.2014



WEST ELEVATION (OPT W/OUT BALCONY)

MURRAY FRONT PORCH - C.D.S.W. BENTLEY
G. BOURGEOIS, ARCHITECT, 11.2.2014, 11.3.2014, 2.11.2014





TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: 12-11-14

Property Address: 319 W. 8th St.

Local Historic District: CENTRAL NEIGHBORHOOD

Existing Zoning Classification: R-1b

Architectural / Design Firm: _____

Address: _____

Description of Plans: DEMO REAR PORTION OF HOME,
NEW REAR ADDITION WITH DECK AND
NEW FRONT PORCH

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: CHRIS FIFAREK Phone: 231-360-3221 Fax: _____

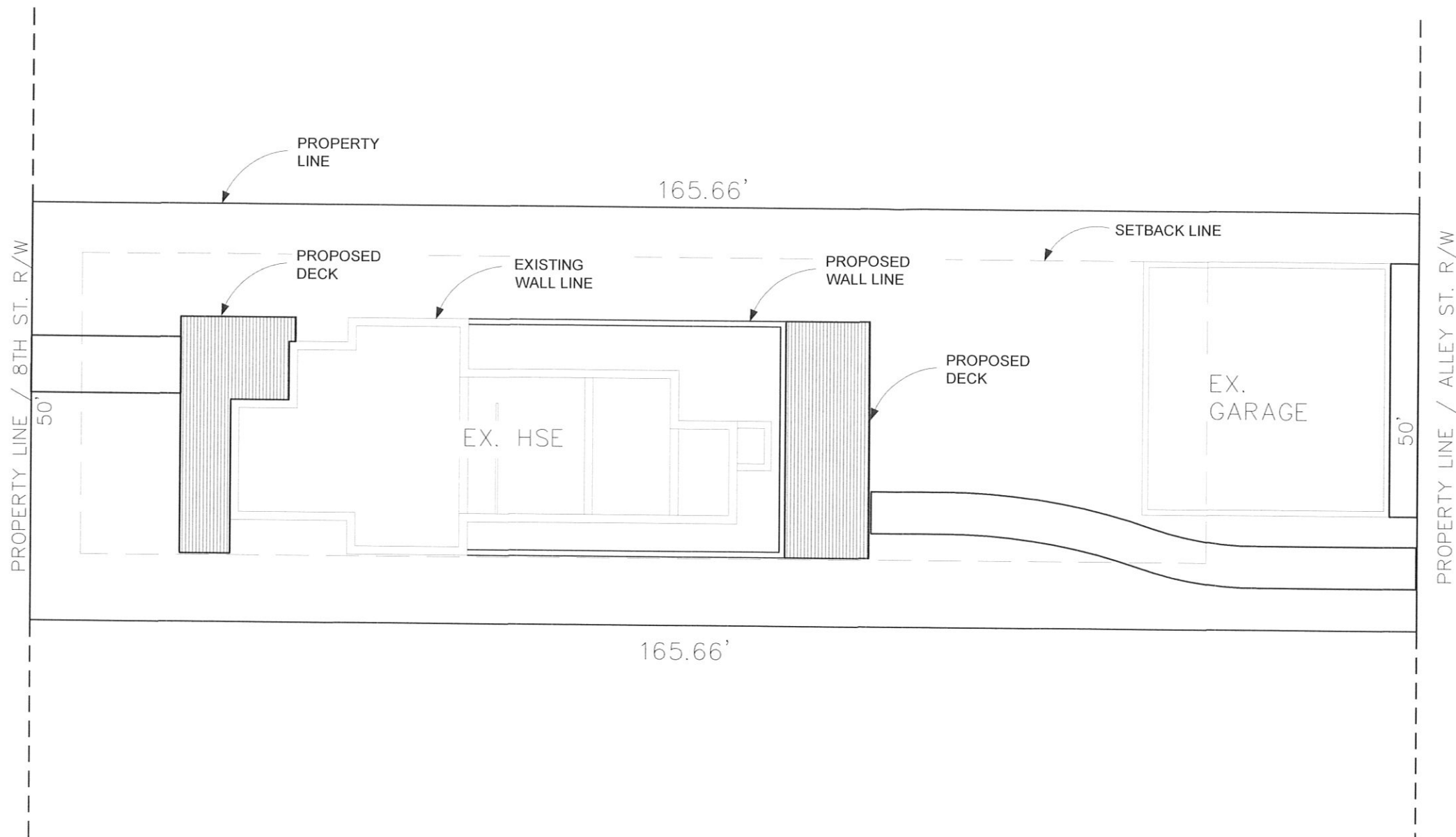
Address: 13046 CENTER ROAD, TC MI

Signature of Owner: _____

Signature of Applicant (if different): _____

Relationship of Applicant to Owner: _____





PROPERTY INFORMATION:	
ZONING	- R1B, (SMALL LOT, SINGLE FAMILY)
SITE AREA	- ~16,100 SFT 0.40 ACRES
UTILITIES AVAILABLE	- U/G ELECTR., - U/G/ GAS, - WATER & SEWER - CABLE COMM.
SETBACKS:	
FRONT	- WITHIN 4' OF AVERAGE EXISTING SETBACKS ON THE BLOCK, NO CLOSER THAN 6'
SIDE YARD	- 6' (ONE SIDE) / 14' AGGREGATE
REAR YARD	- 25'
BUILDING INFORMATION:	
SITE AREA	- 8,283 SFT
PROP. BLDGS	- 2,624 SFT
WALKS / DRIVES	- 429 SFT
IMPERVIOUS	- 37% (45% MAX.)
GARAGE	- 2 CARS / UNIT

THE SCHIFFER GROUP, INC. III
ENGINEERING
THE WOLVERINE BUILDING, 1011 E. EIGHTH STREET
TRAVERSE CITY, MICHIGAN 49686
231.360.6190

NO.	REVISIONS	DATE
1	AGENCY REVIEW SET	11/18/2014
2	HISTORIC REVIEW SET	12/11/2014
3		
4		

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

FIFAREK PROPERTIES
GRAND TRAVERSE COUNTY, MICHIGAN
319 W. 8TH STREET REMODEL

SITE PLAN

CLIENT	FIFAREK
PROJECT	1407002-002
PROJECT MGR	JBS
ENGINEER	HGG
CAD FILE	FIFAREK8THRV00
EDIT	JBS11192014
DRAWING SCALE	VARIES
PLOT SCALE	1:1
SHEET NO	L0.0

C:\Users\jschiffer\SkyDrive\SGI Server\Project Folders\1407002 Louise Ficarek\002 - 8th Street\Ficarek 8th St rv 04.dwg
Dec 11, 2014 - 2:36pm



SOUTH ELEVATION
SCALE: 3/32" = 1'



WEST ELEVATION
SCALE: 3/32" = 1'



NORTH ELEVATION
SCALE: 3/32" = 1'



EAST ELEVATION
SCALE: 3/32" = 1'

NO.	REVISIONS	DATE	BY
1	AGENCY REVIEW SET	11/19/2014	JBS
2	HISTORIC REVIEW SET	12/11/2014	JBS
3			
4			

DARGAWORKS, INC
December, 2014

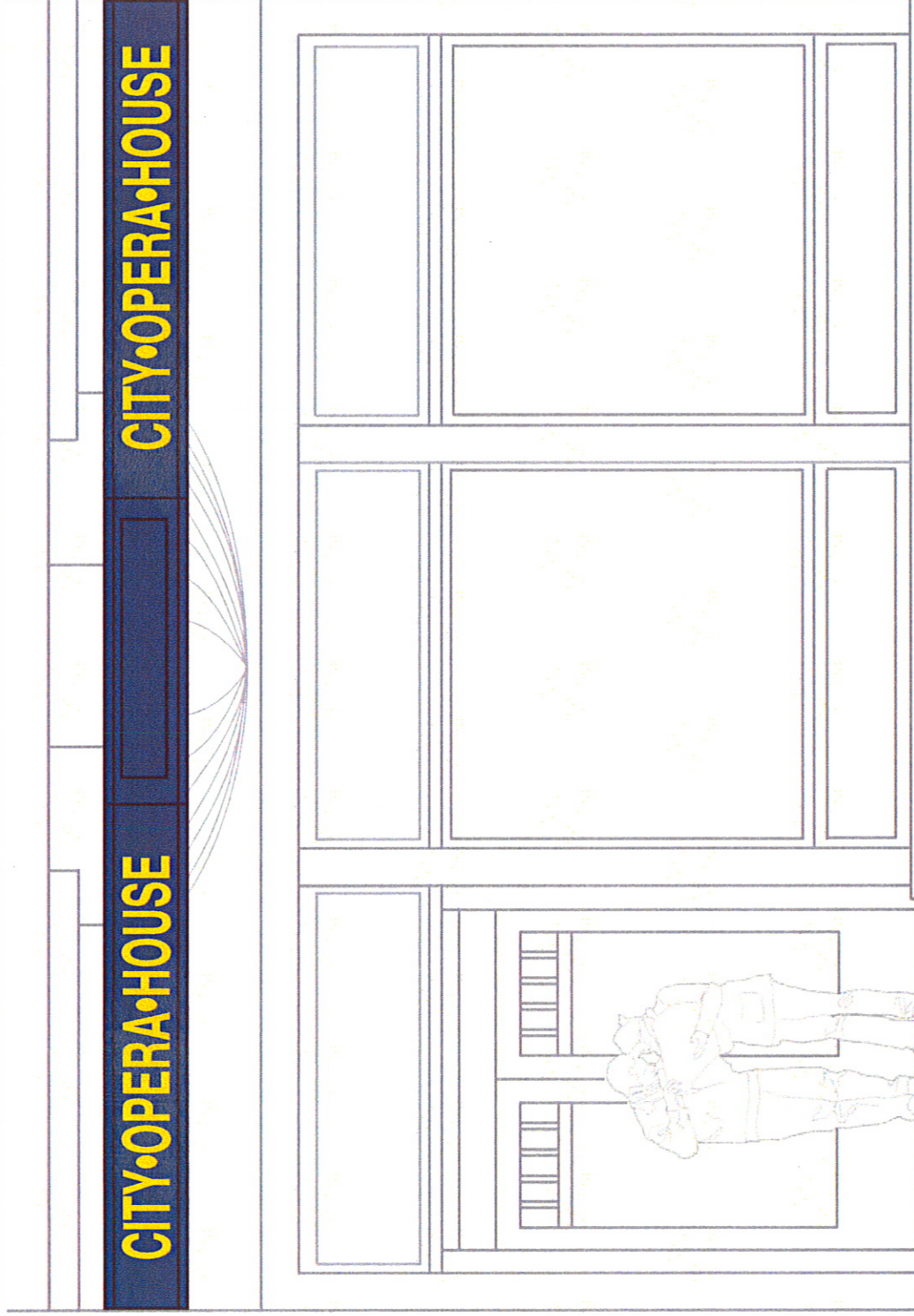
CITY•OPERA•HOUSE

Wayfinding Signage Traverse City Michigan

Contact Info:
Thomas J Darga
DARGAWORKS, INC
Office Phone: (231) 421-5105
Office Fax: (231) 421-5106
Cell: (231) 944-2777
thom@dargaworks.com



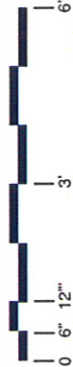
City•Opera•House Wayfinding Signage



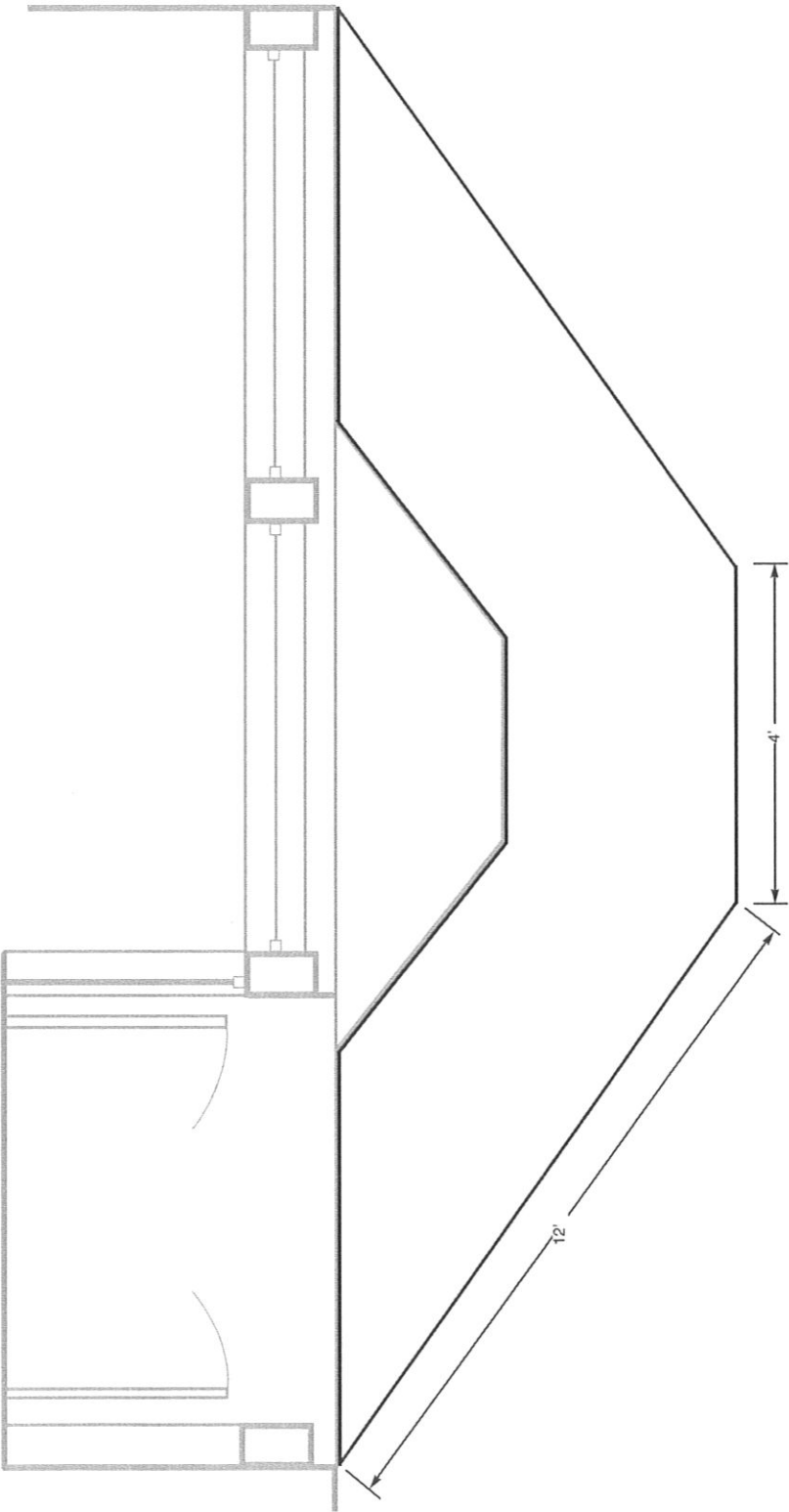
Front Elevation

Contact Info: Thomas J Darga, DARGAWORKS, INC
Office Phone: (231) 421-5105 Office Fax: (231) 421-5106
Cell: (231) 944-2777 thom@dargaworks.com

Scale:
1/2 inch = to 12 inches



City•Opera•House Wayfinding Signage



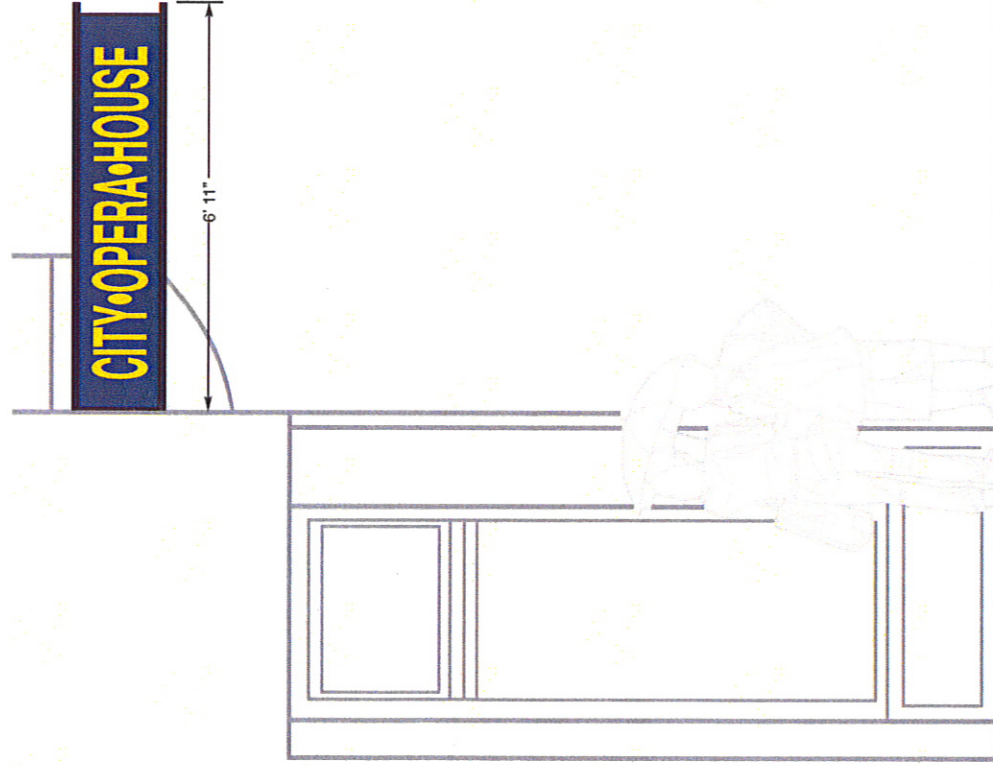
Top View

Contact Info: Thomas J Darga, DARGAWORKS, INC
Office Phone: (231) 421-5105 Office Fax: (231) 421-5106
Cell: (231) 944-2777 thom@dargaworks.com

Scale:
1/2 inch = to 12 inches



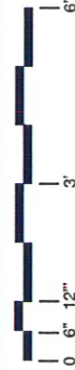
City•Opera•House Wayfinding Signage



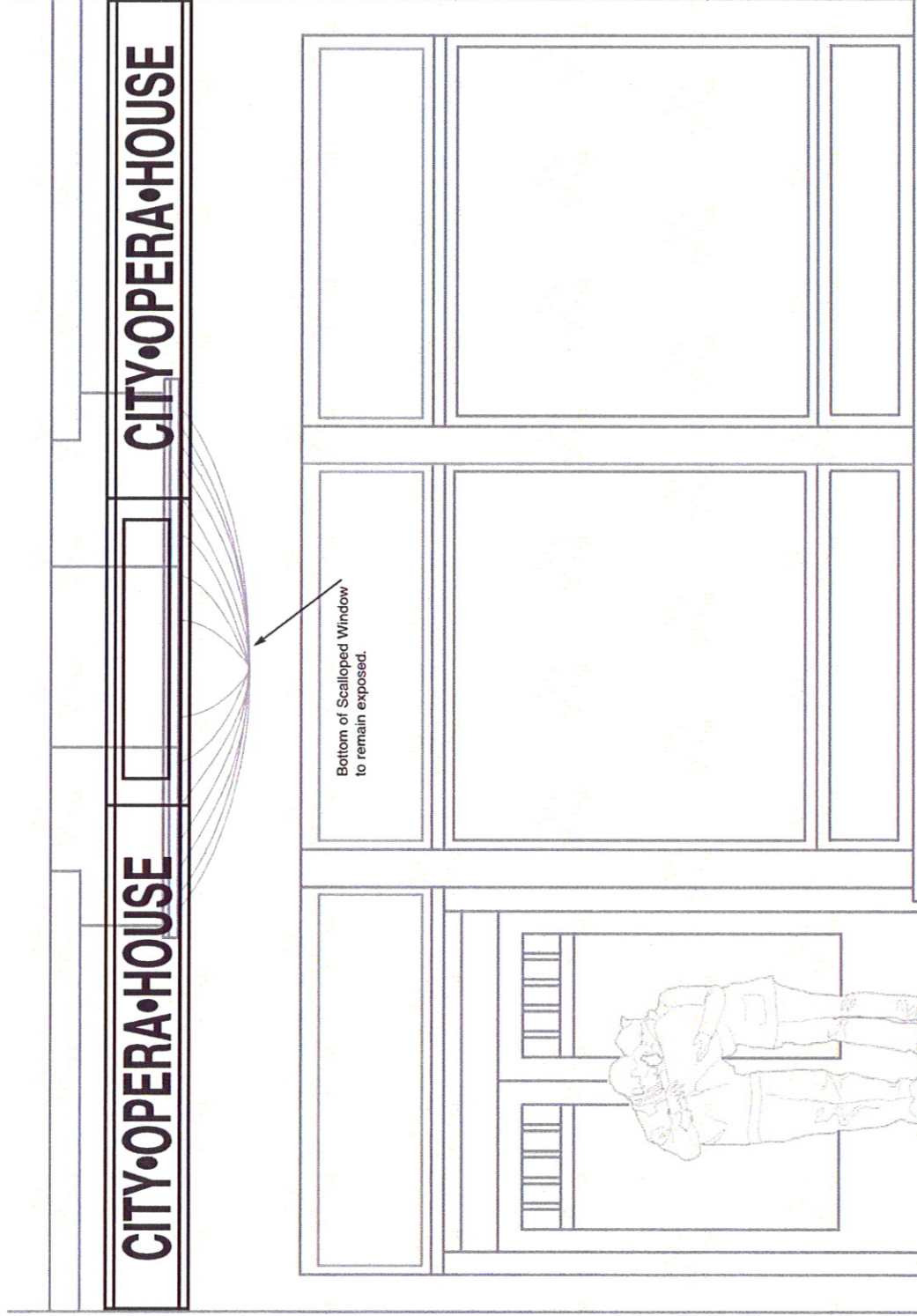
Elevation

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Cell: (231) 944-2777 thom@dargaworks.com

Scale:
1/2 inch = to 12 inches



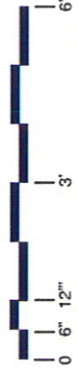
City•Opera•House Wayfinding Signage / Phantom View



Front Elevation

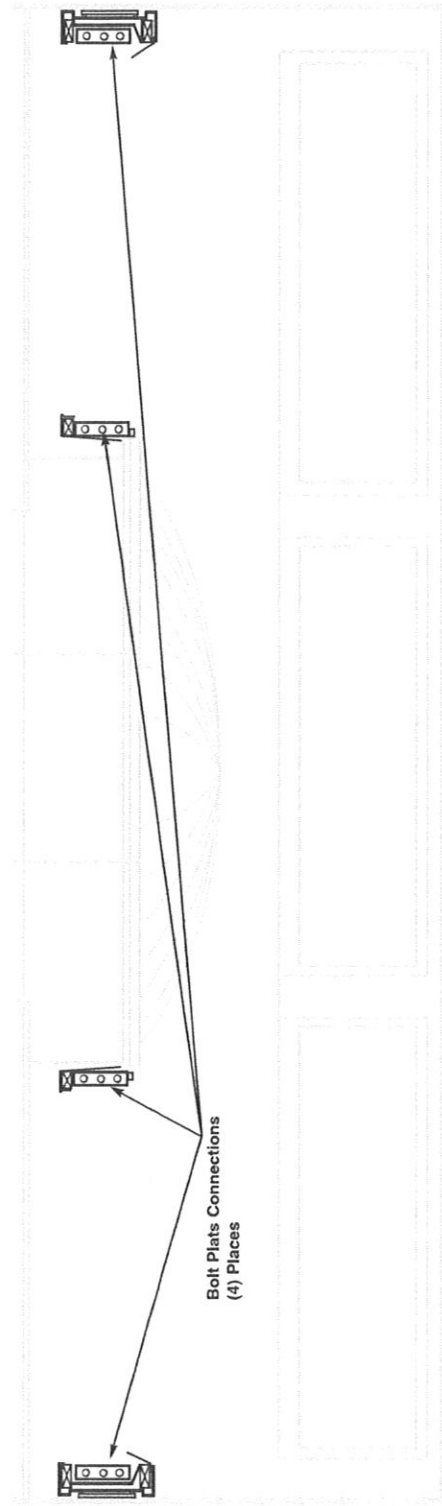
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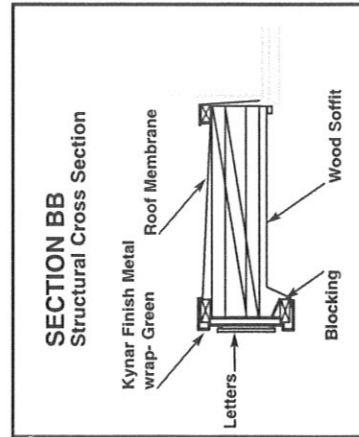
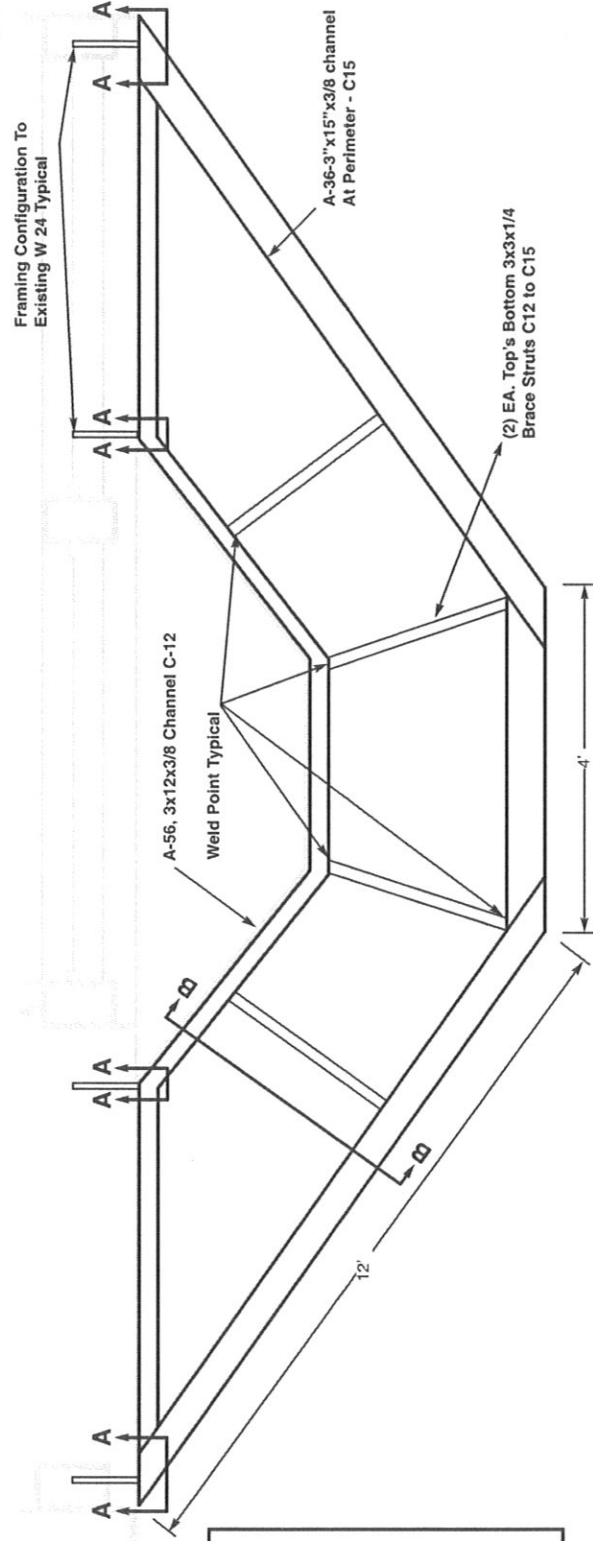


City•Opera•House Wayfinding Signage (Temporary) Structural Views

Front Elevation
Attachment Points & SECTION AA



Top View Structural Framing



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Scale:
1/2" inch = to 12 Inches

